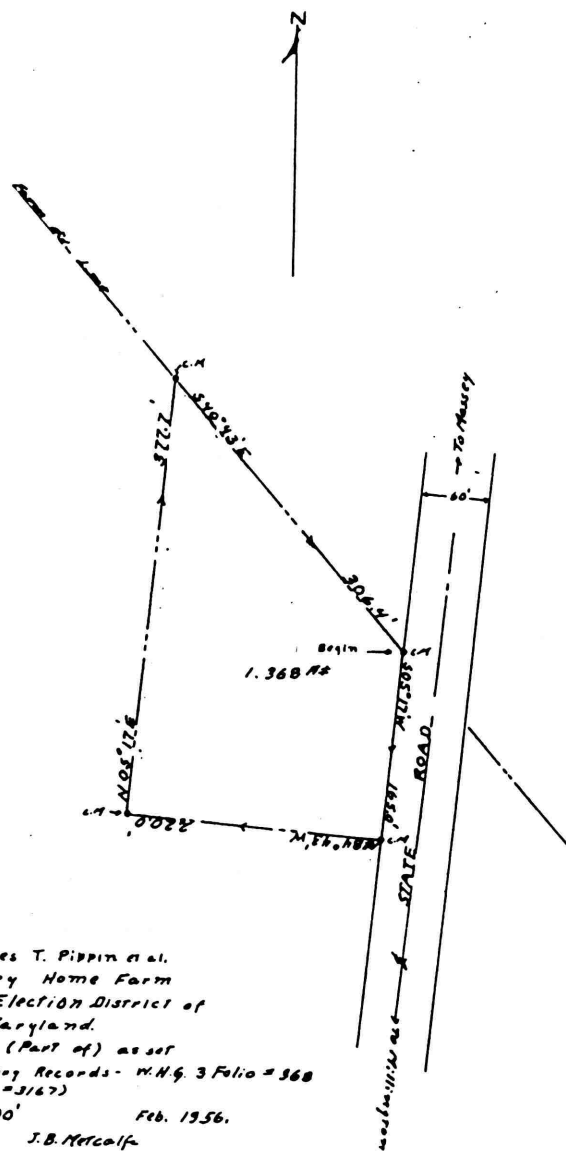


DESCRIPTION OF THE JAMES T. PIPPIN LANDS,
FIRST DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the west side of Md. Rte. 313 (60' wide), said point being the northeast corner of the herein described lands and the southernmost corner of the lands of Frederick Wick; and running, thence, by and with the west side of said road S 05 17 W - 165.00' to the lands of Carroll Wagner; thence, by and with said Wagner lands N 84 43 W - 255.00' to the lands of Karl Reinitz; thence, by and with said Reinitz lands N 14 10 20 E - 361.64' to the aforementioned Wick lands; thence, by and with said Wick lands S 40 43 E - 276.82' to the place of beginning. Containing in all 1.423 acres of land, more or less.

June 8, 1992.

William R. Nuttle,



James T. Pippin et al.
Part of Casey Home Farm
in the First Election District of
Kent County Maryland.
Parcel # 15 (Part of) as set
forth in Chancery Records - W.N.G. 3 Folio # 368
"See plat" (copy # 3167)
Scale: 1" = 100' Feb. 1956.

J.B. Mccall
Engr. & Surveyor,
Chesapeake, Md.

And was duly recorded 4/11/56 by

W. Henry Bell

Clerk.

THIS DEED, Made this 21st day of March, in the year one thousand nine hundred and fifty-six, by and between KATHERINE C. MAGROGAN, Single, of Kent County, State of Maryland, of the one part, and JAMES T. PIPPIN and PHYLLIS H. PIPPIN, his wife, of Kent County, State of Maryland, of the other part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Katherine C. Magrogan does hereby grant and convey unto the said James T. Pippin and Phyllis H. Pippin, his wife, to hold as tenants by the entireties, the survivor of them, the survivor's heirs and assigns, in fee simple, ALL THAT PIECE, PARCEL OR TRACT OF LAND situate, lying and being in the First Election District of Kent County, Maryland, lying on the westerly side of the Millington to Massey State Road and more particularly described as follows, that is to say:-

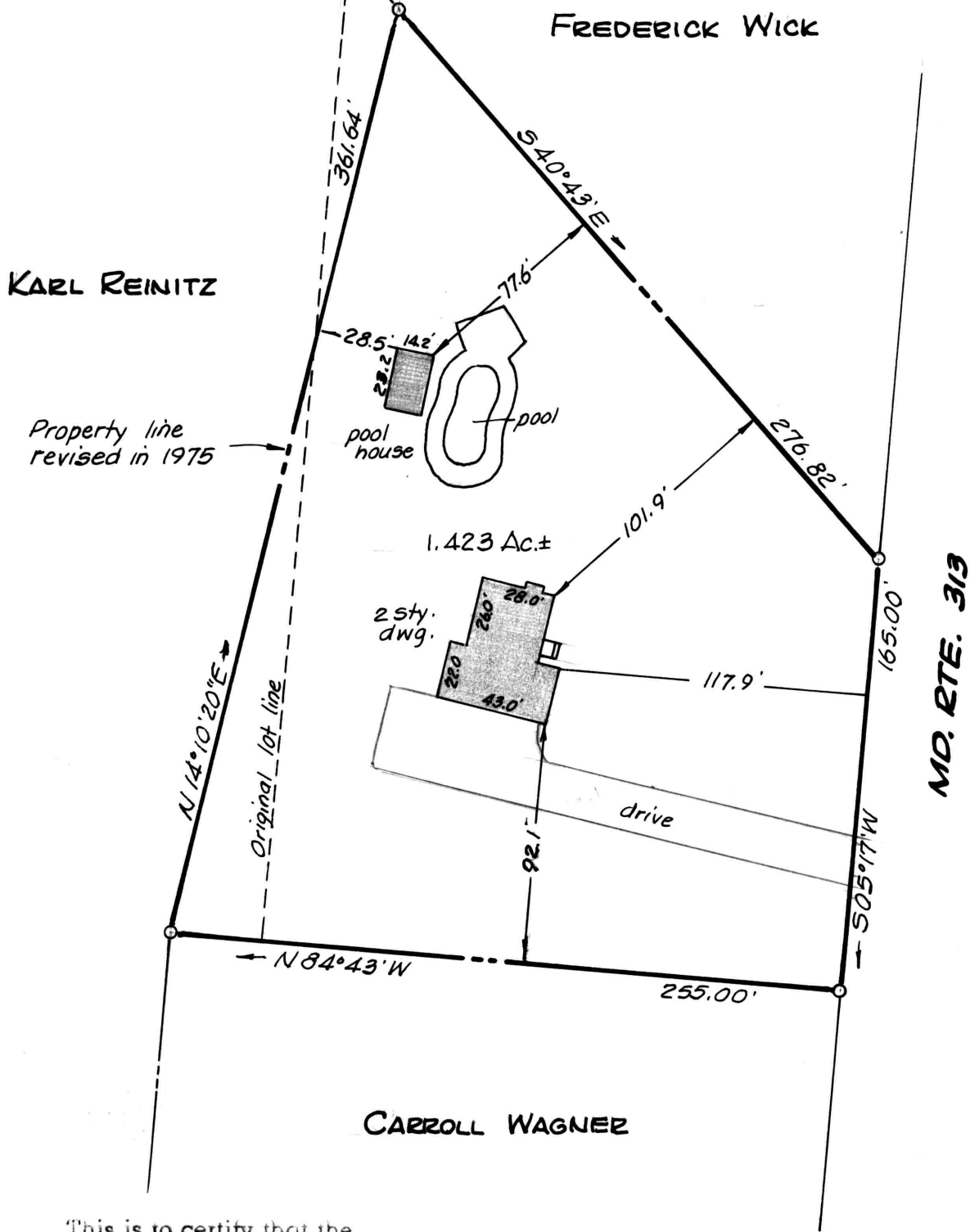
BEGINNING for the same at a concrete monument set on the westerly line of the aforementioned State Road (width taken at this point as 60 feet wide) and on the Northeasterly division line of the farm as a whole, and running

- (1) Thence by and with the Westerly side of the aforementioned State Road (60 ft. wide) South 05 degrees 17 minutes West -- 165.00 feet to a concrete monument;
- (2) Thence by and with a division line of the herein described lands the two following courses and distances -
North 8 $\frac{1}{2}$ degrees 43 minutes West -- 220.00 feet to a concrete monument
North 05 degrees 17 minutes East -- 377.70 feet to a concrete monument set on the northeasterly division line of said farm;
- (3) Thence by and with the last mentioned division line South 40 degrees 43 minutes East -- 306.40 feet to the point of beginning, containing in all 1.368 Acres of land, more or less, in accordance with survey and plat thereof prepared by J. B. Metcalfe, Registered Surveyor, in February 1956.

BEING the same piece, parcel or tract of land conveyed of even date herewith from James T. Pippin and Phyllis H. Pippin, his wife, to Katherine C. Magrogan, single, and recorded or intended to be recorded immediately prior hereto.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges,

Note: FIRM Map 240045 0095B shows this lot in Zone C, out of the flood area.



This is to certify that the improvements indicated hereon are located as shown.

William R. Nuttle
June 4, 1992.



SURVEY & IMPROVEMENTS LOCATION
JAMES T. PIPPIN LANDS
 1ST DISTRICT, KENT COUNTY, MD.
 Scale 1"=60' June 1992.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.